

NEW/REVISED RANM FORMS TO BE RELEASED

NEW FORMS:

RANM Form 2355: Condominium Association Information Sheet – New Developments

RANM Form 2356: Condominium Association Information Sheet – Resale

REVISED FORMS

RANM Form 2104: Residential Resale Purchase Agreement - Unless otherwise noted, highlighted language added

- **Cover Page II** - - QB's material interest can be disclosed in this section of Cover Page II; a "separate document" is no longer necessary - *If Buyer's Broker, **Qualifying Broker or the Brokerage** has a material interest or relationship of a business, personal or family nature in the transaction....*
- **Para. 4D** –
 - **FIXTURES.**
 - *The Property shall include all Fixtures, free of all liens, **unless otherwise noted**, including, but not limited to, the following Fixtures if such Fixture exists on the Property....*
 - *Solar Power System(s)/Panels **(if leased by Seller, lien may exist)***
 - **PERSONAL PROPERTY.** *The following existing personal property, if checked, shall remain with the Property: **Freestanding Range(s)***
- **Para. 5A(v)** – First check box REMOVED, so default is to 11:59 the day before closing if alternative time-frame is not provided- *In the event the lender determines Buyer does not qualify for the loan, Buyer shall provide to Seller and Seller must receive a written rejection letter from the Buyer's lender prior to 11:59 p.m on the day before; or _____ days before Settlement/Signing Date.*
- **Para. 8B – FUNDING DATE.** *The Funding Date is the date that the closing officer has funds available to disburse to all parties after recording all documents required to complete the transaction **("Funding Date Requirements")**.*
- **Para. 9 – POSSESSION DATE.**
 - *Seller shall deliver possession of the Property to Buyer on the Possession Date as set forth below: Funding Date at 5:00 p.m. OR **At time Funding Date Requirements are satisfied** OR OTHER*
- *Unless otherwise agreed to in writing, upon Possession Date, **or the date the Property is surrendered to Buyer per a Seller Occupancy Agreement, if applicable**, Seller shall have all his personal belongings and all debris and garbage removed from the Property.*
- **Para 12 - PRORATIONS.** *..... Any equipment rental or contract service agreement (e.g. alarm system, satellite system, propane tank **(to include any remaining propane gas therein)**, private refuse collection, road maintenance, etc) shall be handled directly between the Buyer and Seller...*
- **Para. 17H – DOCUMENTS.** Added to Document Grid - **Solar Power Systems/Panels**

- **Para. 201 - RESOLUTION.** *If Buyer requests a cure of his objections, Seller may agree to Buyer's requested cure, provide an alternative cure, or refuse to correct/address Buyer's objections (collectively "Seller's Response"). Buyer may not withdraw his objections and terminate this Agreement prior to Seller's Response; however, if Buyer and Seller are unable to reach a Resolution to Buyer's objections by the Resolution Deadline, then...*
- **Para. 22 – DISCLAIMER. HIGHLIGHTED LANGUAGE REMOVED.** *Broker has not investigated and is not responsible for the forgoing aspects of the Property, among which lot size, acreage, and square footage may have been approximated, but are not warranted as accurate. Buyer shall have had full and fair opportunity to inspect and judge all aspects of the Property with professional assistance of Buyer's choosing prior to settlement and is purchasing Property based solely upon Buyer's inspection and judgment and not by reason of any representation made to Buyer by Seller or Broker unless expressly set forth in this Agreement or Disclosure Statements*
- **ABOVE BUYER'S SIGNATURE. WIRE FRAUD ALERT LANGUAGE ADDED**

PROPERTY DISCLOSURE (FORM 2301) - Language Added

- **E.7 - SOLAR POWER SYSTEM/PANELS:** ___ OWNED ___ LEASED.
 - **N.4 - INSURANCE CLAIMS:** If yes, did Seller receive proceeds from that claim? YES/NO. If Seller did receive proceeds, did Seller use proceeds to repair or correct the issue that was the subject matter of the claim? YES/NO
 - **N.9 - LAWSUITS RE: COMPONENTS OF PROPERTY:** Is Seller currently or has Seller ever been a party to a lawsuit, individually or as part of a class action, involving any component or feature of the Property? YES/NO If yes, and Seller received proceeds from such lawsuit, were proceeds used to repair or correct the component or feature at issue? YES/ NO
 - **NEW SECTION O - PRIOR INSPECTION REPORTS**
Is Seller in possession of any pre-listing or current home inspection reports regarding the Property: YES/NO. If yes, report(s) IS/IS NOT attach as exhibit to this Seller's Disclosure Statement. If attached or provided, Seller is not attesting to the accuracy or thoroughness of the report and the report is not intended to replace Buyer's own inspection of and due diligence on the Property. Additionally, Buyer should be aware that he/she would not be entitled to pursue a claim against the inspector(s) who performed the inspection(s) and provided the attached/provided report(s) because the buyer did not contract with that inspector(s). Issues identified in report that have since been resolved by Seller:
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